



Upper Uwchlan Township

Planning Commission

1 October 2009 Meeting Minutes

Approved

Members present: Jim Dewees, Joe Stoyack, Bob Schoenberger, Sally Winterton

Chairman Schoenberger called the meeting to order at 7:36 noting that there was not a quorum present.

Mr. Gaspari, Mr. Stubbe and Mr. Kriebel shared the lighting plan for Fellowship Fields. Mr. Stoyack indicated a concern about the light glare and nearby neighborhoods. Mr. Kriebel replied that the lighting fixtures that the Township plans to install provided 30 foot candles on the field and less than .1 foot candle off the field; adding that the light shield for each lamp is individually adjusted to meet the 30/.1 Ft candle specs based on the placement of the fixture relative to the fields.

Responding to Mr. Dewees' question regarding the type of field usage projected, Mr. Gaspari replied that at this time the fields will be used for football and soccer for children 14 years old and younger. He added that the field would be lighted only when in use and that the lighting is web based and will be controlled at the Township Office. It seems reasonable that the fields would remain lighted until 9:30 PM and the parking areas until 11:00 PM.

Mrs. Winterton asked Mr. Stubbe if he was comfortable with the presented lighting design. Mr. Stubbe replied that he was, but had greater concerns for the timing of the lighting.

Mr. Gaspari indicated it was hoped to have the fields in use in 2010 and that field fees will be used to offset the cost of electricity.

Mr. Stoyack cited Ordinance G1A 16258 that requires 500' set back from residences. The fields and proximity to adjacent homes needs to be measured, a waiver might be needed. Mr. Gaspari indicated he would check the footage.

The next item of business was the review of a Preliminary Submission by QBD Ventures. Mr. Diminio of QBD Ventures and Mr. Linette of D. L. Howell were present. Mr. Linette reported that they have added:

- a retaining wall on the E & N sides of the property for grading and storm water management,
- architecture features (sample elevation provided)

- an island in the parking area.

Mr. Linette stated that due to the ground water at the site they will use “pump and haul” for waste water disposal until the site is able to tap in to public sewer treatment. He also reported that there would be four 20’ lighting fixtures on the property which meet ordinance requirements.

In regards to landscaping the plan showed adherence to the current ordinance which requires trees facing Byers Road. Mrs. Winterton noted that the row of trees is not consistent with the streetscape vision for the Village of Byers and asked Mr. Diminio to consider not including the row of trees but add a sidewalk along the Byers Road side of the property as the sidewalks and trails are extended between Eagle and Byers. This would be in keeping with the Village Concept Committee recommendations. Mr. Diminio agreed to this. Mr. Linette noted that they had not received review letters, but that they would agree to the recommendations in such letters.

Mr. Stoyack moved and Mr. Dewees seconded, that the Planning Commission recommend Preliminary final approval to the QBD Ventures plan with modifications to the landscaping as discussed to be consistent with the Village concept Plan. Since a quorum was not present a vote was not taken. Mr. Schoenberger offered that the Planning Commission would vote by email so that the project could proceed.

Mr. Schoenberger noted that the regular meeting for Oct. 8, 2009 would be cancelled. The November Planning Commission Workshop would be held on Thursday, November 5, and regular meeting on November 12.

Hearing no other business, Mr. Stoyack moved to adjourn.

Respectfully submitted,

Sally Winterton